

**GENERAL PLAN UPDATE
STEERING COMMITTEE
May 12, 2003
PSB Conference Rooms 2 & 3**

MINUTES

MEMBERS PRESENT: Mitch Thompson Gregory Alabado Paul Nieto
Patricia Aguilar Teresa Thomas Rudy Ramirez
Gary Nordstrom Bill Tripp

MEMBERS ABSENT: Excused:, , Randall Krogman Stephen Savel, Diana Rude
Unexcused:, Kevin O'Neill, Russ Hall

STAFF PRESENT: Bob Leiter, Director – Planning & Building
Ed Batchelder, General Plan Update Project Manager
Tony Lettieri, Special Planning Projects Manager
Mark Stephens, Principal Planner
Rick Rosaler, Principal Planner
Rabbia Phillip, GPU Secretary

MEMBERS OF THE PUBLIC: Simon Malk, John Rilling - architects

I. ROLL CALL AND APPROVAL OF MINUTES: The Chairman called the meeting to order at 6:05 p.m. The roll call was conducted and Ed Batchelder informed that Commissioner Hall was appointed “ad hoc” by the Economic Development Subcommittee when their representative resigned, and asked that his absence be excused. The minutes of April 28, 2003 were passed into record with the following change: page 2, Item 5 Public Comment should read “Member Ramirez stated that he had heard from resident Sharon Floyd regarding review/addressing of the boundary between Chula Vista and National City, with the 805.”

Member Ramirez asked that there be a change in the order of items on the agenda, that #5, Public Comment be moved up to accommodate resident Floyd addressing the committee at this time. It was agreed.

Ms. Sharon Floyd introduced herself and stated that she would like to draw the committee’s attention to the northern entrance to the City at the off-ramp of highway 54 West. She had discovered that when the drainage canal was constructed along Sweetwater River, the boundary was set by the river and created areas of National City being south of the river and areas of Chula Vista were on the north side of the river. She asked that this be investigated and “tidied up.” After some comments, the Chairman raised the motion to refer this to staff to review the boundary issues and the western end of the river and where it would be appropriate to place in the GPU.

It was raised and agreed that the item of Public Comment could remain at the end of the minutes in the event of a member of the public arriving late and wishing to address the committee.

2. PUBLICATION OF DRAFT VISION AND GOALS REPORT

Ed Batchelder addressed the group and explained that the intent for this meeting was to agree to the final draft version of the Vision and Goals Report and allow the Planning Dept. to go forward with printing and distributing it to the Planning Commission and the City Council and then out to the community. He indicated the areas where changes occurred and explained them. The Chairman stated that it should be noted on the report the names and roles of the Steering Committee and the Subcommittees. Ed continued to walk through the changes explaining why they were made and there was brief discussion on some of the issues.

Theresa Thomas questioned the goal statements, which were in the report and indicated that there were more to her recollection, which were generated by the EOSSD Subcommittee. Ed Batchelder explained that all of the goals of the 3 subcommittees were dispersed throughout the report or will become objectives as the process moves forward. Ed advised that he would commission Paul Hellman to prepare a matrix of all of the EOSSD subcommittee goals and where they were incorporated into other areas of the report. He would set up a meeting with Ms Thomas, Paul and himself to discuss this prior to the next Steering Committee meeting. Member Aguilar raised her comments to the document and they were discussed and some were made accordingly. The Chairman raised a motion to direct staff to make the discussed changes and revisions and put the document forward to the next steps in the process. There was a consensus of agreement. Ed informed that the Planning Commission will receive this document on 5/28 at the Joseph Casillas Elementary School in Eastern Chula Vista and requested this committee nominate a representative to attend. It was agreed that the Chairman and Vice Chairperson attend.

3. TRANSIT FIRST PRESENTATION FEEDBACK AND DISCUSSION

Tony Lettieri reminded the group of the presentation, which was made on this topic by Mark Stephens who would reiterate a composite of some of the major points of importance. He introduced Rick Rosaler, a supervising planner in the community planning section to present how some of the guiding principles of pedestrian-friendly, compatible land use and design have been applied to transit in the Otay Ranch and might be used in other areas. Tony Lettieri interjected that the principles offered by Rick on the issue of land use and transportation could be applied in the western part of the city and requested that the members make note of this when considering what is being presented. Staff clarified the intent and requirement of the presentation in response to a member, stating that they are attempting to frame conceptual land use alternatives for the city based on the circulation and transit system to take to the Town Hall on June 21st.

Rick used the PowerPoint slides to explain the process as was applied at Otay Ranch, to determine where a transit station will be placed and the land uses around them that would make up the village core. The critical guide is to have the majority of the population of the village live within a quarter mile walking distance of the transit station, called the "pedestrian shed". A major consideration for location is the ridership required to support the station and the line and density is a factor in deciding to build a transit-oriented project. To support the commercial mixed use of the village core during the day, there was a medical facility,

elementary school, and some commercial outlets. In response to a concern raised, Ms. Jennifer Williamson who is a senior transportation planner with the Metropolitan Transit Development Board, and also the Project Manager for "South Bay Transit First" study, explained that the result of their studies showed there was a solid, demonstrated travel demand for the service being offered.

Mark reiterated that the MTDB undertook this study with a "business" approach, comparing usage/cost feasibility, demand, defining market sectors and what was most important to the consumer, etc.

There followed discussion of the presentation points with staff and Ms. Williamson clarifying and answering any issues raised. She explained that some of the transit stations would be to service residential hubs, some would be mainly destination, drop-off points, and some would be collection stations with parking facilities. It was raised that there should be greater collaboration with the Mexican government and Mark confirmed that SANDAG and the Regional Comprehensive Plan has a border component that is looking at collaboration and connection with Mexico, as well as points north.

Tony Lettieri made reference to a wall map of the existing E and H Streets stations stating that this group would be asked to look at alternatives to enhancing the pedestrian access to the station, enhancing density, mixed uses for increasing the usage of the stations, within a quarter mile radius; or to leave the layout as it is. This will be raised and discussed in greater detail at upcoming meetings.

4. DISCUSSION OF PLANNING STEPS LEADING TO NEXT TOWN HALL

Ed Batchelder referred to the calendar, which was part of the agenda package and outlined the purposes of the upcoming meetings leading to the next town hall meeting on June 21st. The next meeting would be on 5/19 to continue discussions on transit and transportation alternatives. It is expected that between now and the Town Hall this group would extract multiple options or alternatives of preliminary land use concepts. The intent for the May 31 field trip and retreat is for the group to get an illustrative of some of the locations to be discussed in the land use alternatives for each of the 3 areas into which the GP coverage area was divided, viz, Northeast, Southwest and East. The group can present up to 3 for each of the 3 areas. The goal for the meeting on 6/7 is to get the final input from this group on the range of the alternatives, which will be to present to the public for their initial reaction at the Town Hall on 6/21. The intent is to start broad with alternatives and concepts, get public's general reaction and feedback and after the town hall, move into specifics such as refinement of alternatives, testing of costs and infrastructure and other concerns that would occupy the committee during the summer months' meetings.

Pat Aguilar asked staff to explain what the impact of the General Plan Update and the exercises undertaken in this process would be on existing projects and planning in specific areas of the city, such as the mid-Bayfront, the Urban Core Specific Plan, and others. Bob Leiter suggested that it would be beneficial to invite Laurie Madigan, head of Community Development, to a meeting of this group to give some details of those projects and the integration of her work into the General Plan. Staff to execute for a future meeting. Staff to create and present a map with possible vacant locations of parcels that fit the size criteria for a city park to serve and identify the entire City of Chula Vista.

5. PUBLIC COMMENT

There were none at this time.

6. ADJOURNMENT

The meeting was adjourned at 8:15p.m. to the regular meeting on May 19, 2003 at 6:00p.m. in the Public Services Building Conference Rooms 2 & 3.

Recorded by,
Rabbia Phillip
Secretary-GPU
Planning & Building Dept.